

**DELEGATED APPROVAL FORM**  
**DEPUTY CITY MANAGER, CORPORATE SERVICES**  
**EXECUTIVE DIRECTOR, CORPORATE REAL ESTATE MANAGEMENT**

TRACKING NO.: 2020-117

Approved pursuant to the Delegated Authority contained in Article 2 of City of Toronto Municipal Code Chapter 213, Real Property

|                         |  |   |                                  |
|-------------------------|--|---|----------------------------------|
| Prepared By:            | Mark MacSorley   | Division:   | Corporate Real Estate Management |
| Date Prepared:          | November 17, 2020  | Phone No.:  | 437-245-6958                     |
| <b>Purpose</b>          | To Transfer Operational Management (TOM) of the City-owned property previously known as the York Ramp ("the Property"), shown in Appendix "A" as Parts 1 & 2 on PS Sketch 2019-104 from Transportation Services ("TS") to Parks, Forestry & Recreation ("PF&R")  |   |                                  |
| <b>Property</b>         | Firstly: Pt Blk A PI 640e Toronto; Pt Blk B, C PI 640e Toronto Pt 1 63r430 Except Pt 1 63r3108; Secondly: Pt Blk A, B, C PI 640e Toronto Pt 1 63r3108 Closed By Ct671114; Toronto, City Of Toronto   |   |                                  |
| <b>Actions</b>          | <ol style="list-style-type: none"> <li>Transfer of operational management of the Property from TS to PF&amp;R.</li> <li>The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.</li> </ol>  |   |                                  |
| <b>Financial Impact</b> | The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.  |   |                                  |
| <b>Comments</b>         | <p>PF&amp;R requires the TOM of Parts 1 and 2 as shown in Appendix "A" from TS. The Property operated for many years as an off ramp right-of-way from the Gardiner Expressway, inclusive of a small park area. A Class Environmental Assessment Study was finalized and adopted by Council in 2013 which recommended the replacement of the York/Bay/Yonge ramp with a new single, three lane eastbound off-ramp terminating at Lower Simcoe Street. Construction of the new off ramp was completed in 2018. TS has since demolished and removed the previously operated off ramp structure located within the Property. The removal of the off-ramp structure and TOM will now enable PF&amp;R to incorporate the Property into a redesign and expansion of York Street Park. The City of Toronto, in partnership with Waterfront Toronto, is carrying out remediation of the Property suitable to Park standards. Waterfront Toronto, in conjunction with Parks is managing the design and construction of the new York Street Park. .</p> <p>In November 2019, TS advised PF&amp;R that public highway that previously existed over the now demolished off-ramp structure will be permanently stopped up and closed by City Council upon completion of the TOM.</p> <p>A circulation to the City's Divisions and Agencies was undertaken to ascertain whether or not there was any other municipal interest in the Property. No other municipal interest was expressed. The Technical Review Committee has reviewed this matter and concurs</p> |   |                                  |
| <b>Terms</b>            | <p>There is no cost associated with the TOM. City Council approved funding for the design (\$1,000,000) and development (\$10,000,000) of York Off-Ramp Park on February 15, 2017 (2017.EX22.2) and February 12, 2018 (EX31.2).</p> <p>City Council approved an amendment to the 2019 PFR Capital Budget for the construction of the park in the amount of \$2,000,000, increasing the total construction project cost from \$10,000,000 to \$12,000,000 on July 16, 2019 (2019.MM9.60).</p>   |   |                                  |
| <b>Property Details</b> | <b>Ward:</b>   | Ward 10 – Spadina-Fort York                                   |                                  |
|                         | <b>Assessment Roll No.:</b>  | 19 04 061 080 002 00  |                                  |
|                         | <b>Approximate Area:</b>   | PS-2019-104 Part 1 – 7158 m2<br>PS-2019-104 Part 2 – 273.3 m2 |                                  |
|                         | <b>Other Information:</b>  | N/A   |                                  |

| A.  | Executive Director, Corporate Real Estate Management has approval authority for:  | Deputy City Manager, Corporate Services has approval authority for:   |
|---|---|---|
| 1. Acquisitions:  | <input type="checkbox"/> Where total compensation does not exceed \$3 Million.  | <input type="checkbox"/> Where total compensation does not exceed \$5 Million.  |
| 2A. Expropriations Where City is Expropriating Authority:   | <input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million.  | <input type="checkbox"/> Statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million.  |
| 2B. Expropriations For Transit-Related Purposes Where City is Property Owner or Has Interest in Property Being Expropriated:                              | <input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$3 Million.<br><b>Request/waive hearings of necessity delegated to less senior positions.</b>  | <input type="checkbox"/> (a) Acceptance of statutory offers, agreements and settlements where total compensation does not cumulatively exceed \$5 Million.<br><b>Request/waive hearings of necessity delegated to less senior positions.</b>  |
| 3. Issuance of RFPs/REOs:   | <input type="checkbox"/> Issuance of RFPs/REOs.   | <input type="checkbox"/> Issuance of RFPs/REOs.   |
| 4. Permanent Highway Closures:  | <input type="checkbox"/> Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.  | <input type="checkbox"/> Initiate process & authorize GM, Transportation Services to give notice of proposed by-law.  |
| 5. Transfer of Operational Management to Divisions, Agencies and Corporations:  | <input checked="" type="checkbox"/> Transfer of Operational Management to Divisions, Agencies and Corporations.   | <input checked="" type="checkbox"/> Transfer of Operational Management to Divisions, Agencies and Corporations.   |
| 6. Limiting Distance Agreements:  | <input type="checkbox"/> Where total compensation does not exceed \$3 Million.  | <input type="checkbox"/> Where total compensation does not exceed \$5 Million.  |
| 7. Disposals (including Leases of 21 years or more):  | <input type="checkbox"/> Where total compensation does not exceed \$3 Million.  | <input type="checkbox"/> Where total compensation does not exceed \$5 Million.  |
| 8. Exchange of land in Green Space System & Parks & Open Space Areas of Official Plan:  | <input type="checkbox"/> Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.  | <input type="checkbox"/> Exchange of land in Green Space System and Parks and Open Space Areas of Official Plan.  |
| 9. Leases/Licences (City as Landlord/Licensor):   | <input type="checkbox"/> (a) Where total compensation (including options/renewals) does not exceed \$3 Million.<br><input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc.<br><b>Delegated to a more senior position.</b>  | <input type="checkbox"/> (a) Where total compensation (including options/renewals) does not exceed \$5 Million.<br><input type="checkbox"/> (b) Where compensation is less than market value, for periods not exceeding twelve (12) months, including licences for environmental assessments and/or testing, etc.<br><input type="checkbox"/> (c) Where compensation is less than market value, provided tenant and lease satisfy Community Space Tenancy Policy criteria set out in Item EX28.8, as adopted by Council on November 7, 8 and 9, 2017, as amended from time to time.   |
| 10. Leases/Licences (City as Tenant/Licensee):  | <input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$3 Million.   | <input type="checkbox"/> Where total compensation (including options/renewals) does not exceed \$5 Million.   |
| 11. Easements (City as Grantor):  | <input type="checkbox"/> (a) Where total compensation does not exceed \$3 Million.<br><input type="checkbox"/> (b) When closing roads, easements to pre-existing utilities for nominal consideration.   | <input type="checkbox"/> (a) Where total compensation does not exceed \$5 Million.<br><input type="checkbox"/> (b) When closing roads, easements to pre-existing utilities for nominal consideration.   |
| 12. Easements (City as Grantee):  | <input type="checkbox"/> Where total compensation does not exceed \$3 Million.  | <input type="checkbox"/> Where total compensation does not exceed \$5 Million.  |
| 13. Revisions to Council Decisions in Real Estate Matters:  | <input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).   | <input type="checkbox"/> Amendment must not be materially inconsistent with original decision (and subject to General Condition (U)).   |
| 14. Miscellaneous:  | <input type="checkbox"/> (a) Approvals, Consents, Notices and Assignments under all Leases/Licences<br><input type="checkbox"/> (b) Releases/Discharges<br><input type="checkbox"/> (c) Surrenders/Abandonments<br><input type="checkbox"/> (d) Enforcements/Terminations<br><input type="checkbox"/> (e) Consents/Non-Disturbance Agreements/Acknowledgements/Estoppel Certificates<br><input type="checkbox"/> (f) Objections/Waivers/Cautions<br><input type="checkbox"/> (g) Notices of Lease and Sublease<br><input type="checkbox"/> (h) Consent to regulatory applications by City, as owner<br><input type="checkbox"/> (i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title<br><input type="checkbox"/> (j) Documentation relating to Land Titles applications<br><input type="checkbox"/> (k) Correcting/Quit Claim Transfer/Deeds | <input type="checkbox"/> (a) Approvals, Consents, Notices and Assignments under all Leases/Licences<br><input type="checkbox"/> (b) Releases/Discharges<br><input type="checkbox"/> (c) Surrenders/Abandonments<br><input type="checkbox"/> (d) Enforcements/Terminations<br><input type="checkbox"/> (e) Consents/Non-Disturbance Agreements/Acknowledgements/Estoppel Certificates<br><input type="checkbox"/> (f) Objections/Waivers/Cautions<br><input type="checkbox"/> (g) Notices of Lease and Sublease<br><input type="checkbox"/> (h) Consent to regulatory applications by City, as owner<br><input type="checkbox"/> (i) Consent to assignment of Agreement of Purchase/Sale; Direction re Title<br><input type="checkbox"/> (j) Documentation relating to Land Titles applications<br><input type="checkbox"/> (k) Correcting/Quit Claim Transfer/Deeds |
| B. Deputy City Manager, Corporate Services and Executive Director, Corporate Real Estate Management each has signing authority on behalf of the City for: |   |   |

- Documents required to implement matters for which each position also has delegated approval authority.
- Agreements of Purchase and Sale and all implementing documentation for purchases, sales and land exchanges not delegated to staff for approval.
- Expropriation Applications and Notices following Council approval of expropriation.
- Community Space Tenancy Leases approved by delegated authority by the Deputy City Manager, Corporate Services and any related documents.

#### Pre-Condition to Approval

☒ Complies with General Conditions in Appendix B of City of Toronto Municipal Code Chapter 213, Real Property

#### Consultation with Councillor(s)

|               |            |       |  |        |  |      |               |       |               |  |       |  |        |  |      |  |       |
|---------------|------------|-------|--|--------|--|------|---------------|-------|---------------|--|-------|--|--------|--|------|--|-------|
| Councillor:   | Joe Cressy |       |  |        |  |      | Councillor:   |       |               |  |       |  |        |  |      |  |       |
| Contact Name: | N/A        |       |  |        |  |      | Contact Name: |       |               |  |       |  |        |  |      |  |       |
| Contacted by: |            | Phone |  | E-Mail |  | Memo |               | Other | Contacted by: |  | Phone |  | E-mail |  | Memo |  | Other |
| Comments:     | N/A        |       |  |        |  |      | Comments:     |       |               |  |       |  |        |  |      |  |       |

#### Consultation with Divisions and/or Agencies

|               |   |               |  |
|---------------|---|---------------|--|
| Division:     | Parks, Forestry & Recreation                        | Division:     | <b>Financial Planning</b>                      |
| Contact Name: | Jennifer Kowalski- Project Manager-Park acquisition | Contact Name: | Patricia Libardo-SFPA                          |
| Comments:     | Comments Incorporated/No concerns (11/13/2020)      | Comments:     | Comments Incorporated/No concerns (11/17/2020) |
| Division:     | Transportation Services                             | Division:     |  |
| Contact Name: | Lukasz Pawlowski-Manager-Dev Planning               | Contact Name: |  |
| Comments:     | Comments Incorporated/No concerns (11/13/2020)      | Comments:     |  |

#### Legal Services Division Contact

|               |  |
|---------------|--|
| Contact Name: |  |
|---------------|--|

| DAF Tracking No.: 2020-117   | Date          | Signature                     |
|--|---------------|-------------------------------|
| Recommended by: Manager, Real Estate Services, M. Hale-Carter  | Nov. 18, 2020 | Signed by Melanie Hale-Carter |
| Recommended by: Director, Real Estate Services, A. Folosea   | Nov. 20, 2020 | Signed by Alison Folosea      |
| <input checked="" type="checkbox"/> Recommended by: Executive Director,<br>Corporate Real Estate Management<br>Patrick Matozzo | Nov. 20, 2020 | Signed by Patrick Matozzo     |
| <input checked="" type="checkbox"/> Approved by: Deputy City Manager,<br>Corporate Services<br>Josie Scioli                    | Nov. 20, 2020 | Signed by Josie Scioli        |

## APPENDIX A



**Toronto**

ENGINEERING & CONSTRUCTION SERVICES  
ENGINEERING SUPPORT SERVICES  
LAND & PROPERTY SURVEYS

**NOTE:**

THIS SKETCH HAS BEEN  
COMPILED FROM OFFICE  
RECORDS. MEASUREMENTS  
ARE APPROXIMATE

CHECK BY JOHN HOUSE

PREPARED BY: DWAYNE PITT

WARD 10 - SPADINA-FORT YORK  
DATE: SEPTEMBER 18, 2019

PROPERTY INFORMATION SHEET  
SKETCH SHOWING PART OF F.G. GARDINER  
EXPRESSWAY (PART 1) AND CITY OWNED LAND  
ABUTTING NO. 88 QUEENS QUAY WEST

SKETCH No. PS-2019-104



